



## 1 bed apartment to buy in NE10

Marigold Avenue, Gateshead, Tyne and Wear, NE10 0DP

# £78,000

🛏 x1 🚿 x1 🚻 x1

Tenure

**Leasehold**

Allocated parking

## Property features

✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

This surprisingly spacious one bedroom first floor apartment is tucked away in a corner of the development and offers modern living accommodation close to local transport links, with easy access to Newcastle and Gateshead. The property benefits from UPVC double glazing, gas central heating via a combi boiler, and allocated parking.

The accommodation briefly comprises an entrance lobby leading into the lounge and open plan kitchen area, with double doors opening onto a balcony. There is also a useful utility room, a bedroom, and a spacious bathroom completing the layout.

This property presents an ideal opportunity for a first time buyer or for anyone seeking convenient access to nearby towns and cities. Early viewing is highly recommended.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 106

Price: £78,000

Property Type: Apartment

Parking: Allocated

Heating: Gas

## Entrance Lobby

Radiator, laminate flooring



## Lounge and Open Plan Kitchen

6.10m x 3.00m (20'0" x 9'10")

Double glazed doors leading to the balcony, second double glazed window, radiator, the kitchen area is fitted in wall and base units with a one and a half bowl sink and drainer, gas hob with built in electric oven with extractor over



## Utility Room

Combi boiler, matching units, space for automatic washing machine, double glazed window, radiator



## Bedroom

2.60m x 5.30m (8'6" x 17'4")

Two double glazed windows, two radiators, laminate flooring



## Bathroom

2.50m x 1.90m (8'2" x 6'2")

Panelled bath with a shower tap and glazed screen, wash basin and WC set to a vanity unit, heated towel rail, part tiled walls, double glazed window



## Balcony

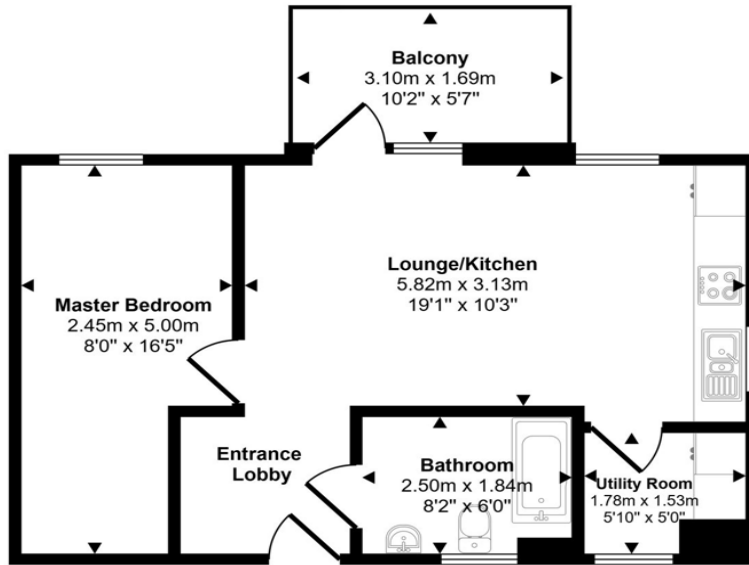


---

## External Storage



Approx Gross Internal Area  
42 sq m / 455 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Marigold Avenue, Gateshead, Tyne and Wear, NE10 0DP

Contact your local branch today for more information on this property:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.sea.co.uk/index.php](http://www.sea.co.uk/index.php)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

